



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **EOP-7-14 EXCHANGE OF PROPERTY BETWEEN LOT F-2-B-2 OF THE E.S. MORGAN ESTATE, LOTS A-2 AND A-3 OF THE F.L. DENHAM TRACT AND LOTS B-2-B1 AND B-3-2A-1 OF THE DR. CHARLES E. LATHAM TRACT**

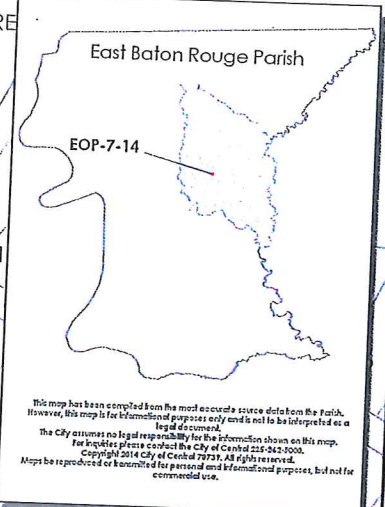
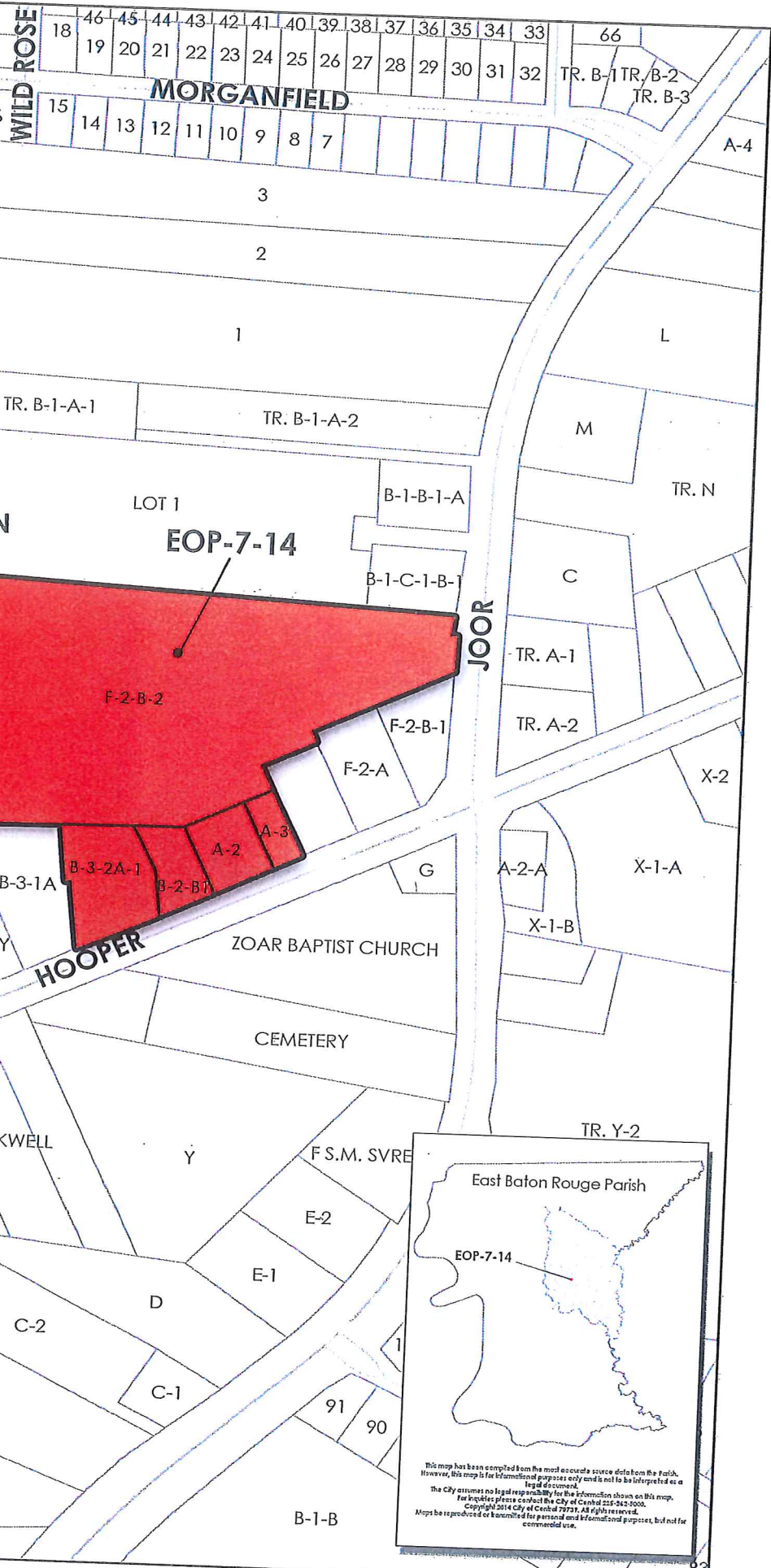
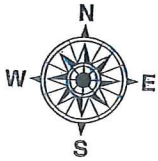
LOCATION This property is located on the north side of Hooper Road near the northwest corner of the Hooper and Joor Road intersection in Sections 6 and 70, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	City Center
PRESENT ZONING	B5 (Large Scale Commercial)
LOT ID NUMBERS	251120256, 251120252, 251120251, 251120250, 251120249
ENGINEER/LAND SURVEYOR	Acadia Land Surveying, LLC
APPLICANT	Daniel Poche

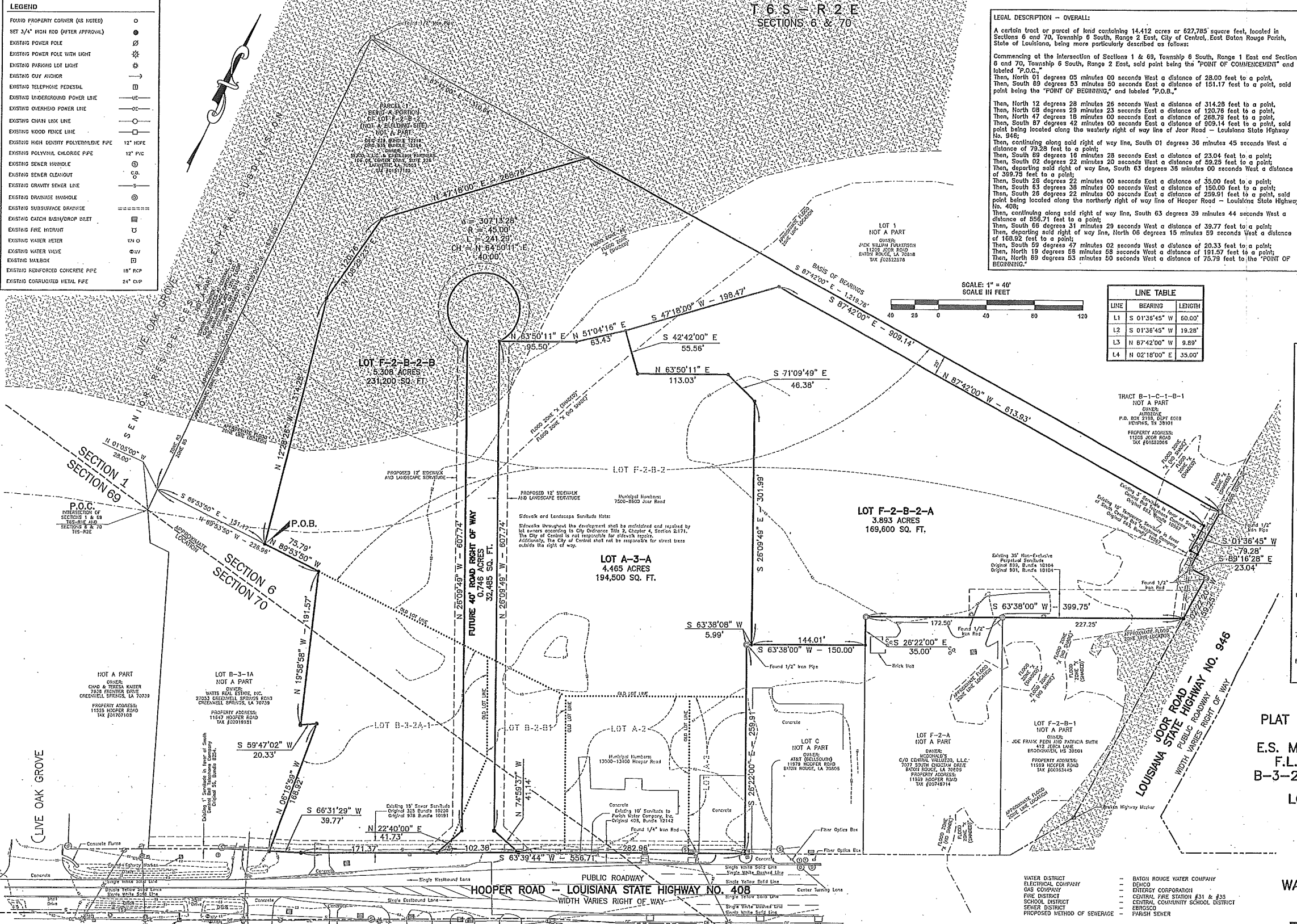
STAFF COMMENTS

1. **Size** of subject property is approximately 16.5 acres.
2. **Background** The applicant is requesting to adjust the property lines between five adjoining lots.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as City Center land use on the "City of Central Master Plan".
5. **Planning Commission Staff Recommendation** The Staff recommends approving the exchange of property.
6. Scheduled for Planning Commission Meeting on **October 23, 2014**.





- LEGEND**
- FOUND PROPERTY CORNER (AS NOTED)
 - SET 3/4" WIDE ROD (AFTER APPROVAL)
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING PARKING LOT LIGHT
 - EXISTING CUY ANCHOR
 - EXISTING TELEPHONE FEDESTAL
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING WOOD FENCE LINE
 - EXISTING HIGH DENSITY POLYETHYLENE PIPE
 - EXISTING POLYVINYL CHLORIDE PIPE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING GRAVITY SEWER LINE
 - EXISTING DRAINAGE MANHOLE
 - EXISTING SUBSURFACE DRAINAGE
 - EXISTING CATCH BASIN/DROP INLET
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING VALVEBOX
 - EXISTING REINFORCED CONCRETE PIPE
 - EXISTING CORRUGATED METAL PIPE



LEGAL DESCRIPTION - OVERALL:

A certain tract or parcel of land containing 14,412 acres or 627,785 square feet, located in Sections 6 and 70, Township 6 South, Range 2 East, City of Central, East Baton Rouge Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of Sections 1 & 69, Township 6 South, Range 1 East and Sections 6 and 70, Township 6 South, Range 2 East, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 01 degrees 05 minutes 00 seconds West a distance of 28.00 feet to a point,

Then, South 89 degrees 53 minutes 50 seconds East a distance of 151.17 feet to a point, said point being the "POINT OF BEGINNING," and labeled "P.O.B.,"

Then, North 12 degrees 28 minutes 26 seconds West a distance of 314.28 feet to a point,

Then, North 08 degrees 28 minutes 23 seconds East a distance of 120.78 feet to a point,

Then, North 47 degrees 18 minutes 00 seconds East a distance of 268.79 feet to a point,

Then, South 87 degrees 42 minutes 00 seconds East a distance of 909.14 feet to a point, said point being located along the westerly right of way line of Joer Road - Louisiana State Highway No. 408,

Then, continuing along said right of way line, South 01 degrees 36 minutes 45 seconds West a distance of 79.28 feet to a point,

Then, South 89 degrees 18 minutes 28 seconds East a distance of 23.04 feet to a point,

Then, South 02 degrees 22 minutes 20 seconds West a distance of 59.25 feet to a point,

Then, departing said right of way line, South 63 degrees 38 minutes 00 seconds West a distance of 309.75 feet to a point,

Then, South 26 degrees 22 minutes 00 seconds East a distance of 35.00 feet to a point,

Then, South 63 degrees 38 minutes 00 seconds West a distance of 150.00 feet to a point,

Then, South 26 degrees 22 minutes 00 seconds East a distance of 259.91 feet to a point, said point being located along the northerly right of way line of Hooper Road - Louisiana State Highway No. 408,

Then, continuing along said right of way line, South 63 degrees 39 minutes 44 seconds West a distance of 556.71 feet to a point,

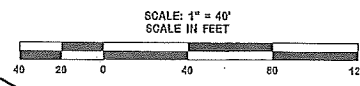
Then, South 65 degrees 31 minutes 29 seconds East a distance of 39.77 feet to a point,

Then, departing said right of way line, North 08 degrees 15 minutes 59 seconds West a distance of 168.92 feet to a point,

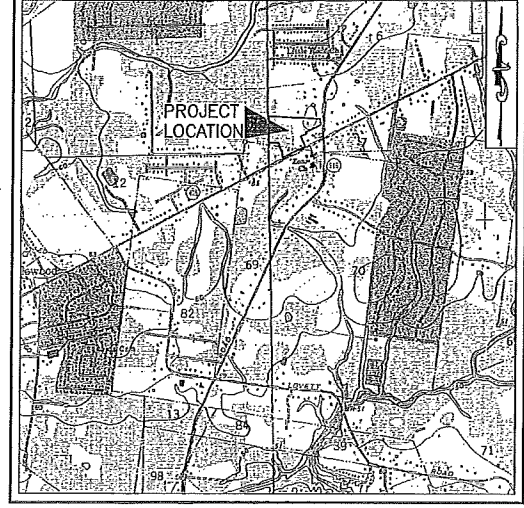
Then, North 59 degrees 47 minutes 02 seconds East a distance of 20.33 feet to a point,

Then, North 18 degrees 08 minutes 58 seconds East a distance of 191.57 feet to a point,

Then, North 89 degrees 53 minutes 50 seconds West a distance of 75.78 feet to the "POINT OF BEGINNING."



LINE	BEARING	LENGTH
L1	S 01°36'45\"	80.00'
L2	S 01°36'45\"	19.28'
L3	N 87°42'00\"	9.89'
L4	N 02°18'00\"	35.00'



- NOTES:**
- 1.) Zoning: B5 - Large Scale Commercial / Business Five District. Subsequent lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor.
 - 2.) Reference Maps: A) Plot of Boundary Survey of Lot F-2-B-2, Lot B-3-2A-1, Lot B-2-B-1, A-2 and A-3 located in Sections 6 & 70, Township 6 South, Range 2 East, East Baton Rouge Parish, Louisiana. Prepared By: SJB Group. Dated: December 10, 1998. Revised: January 12, 1999.
 - 3.) Basis of Bearings: Basis of Bearing Referenced to Reference Map "A"
 - 4.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 22033C 0195 F, dated June 19, 2012, for East Baton Rouge Parish, Louisiana; The property hereon is located in Flood Zone "X (No Shade)" (Areas determined to be outside the 0.2% annual chance flood plain), Flood Zone "X(Shaded)" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Flood Zone AE (Base flood elevations determined, Elevation = 63 feet).
 - 5.) Utilities: The underground utilities shown have been located from "A. ONE CALL" Ticket Number 140186286, visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/structures.
 - 6.) No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, restrictions, easements, covenants, rights-of-way or other burdens on the property, other than that furnished by the client or his representatives. There is no representation that all applicable easements and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 7.) Acadia Land Surveying, LLC, has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC, did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee or a warranty, expressed or implied.

PLAT SHOWING EXCHANGE OF PROPERTY BETWEEN A PORTION OF LOT F-2-B-2 OF THE E.S. MORGAN ESTATE, LOTS A-2 AND A-3 OF THE F.L. DENHAM TRACT, AND LOTS B-2-B1 AND B-3-2A-1 OF THE DR. CHARLES E. LATHAM TRACT CREATING LOTS F-2-B-2-A, F-2-B-2-B, A-3-A AND A FUTURE 40' RIGHT OF WAY LOCATED IN SECTIONS 6 & 70, TOWNSHIP 6 SOUTH - RANGE 2 EAST CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA FOR WAL-MART REAL ESTATE BUSINESS TRUST

DEDICATION:

THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR ENCROACHMENT CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SEWERLINE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SEWERLINE OR RIGHT-OF-WAY IS GRANTED. WHERE A SEWERAGE TREATMENT PLANT IS TO BE PROVIDED BY THE DEVELOPER, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE A SEPARATE TRACT OF LAND FOR THAT PURPOSE ONLY, AND SHALL BE SEPARATE FROM ANY OTHER LOT OR BUILDING SITE.

SEWER INSTALLATION DEDICATION:

NO BUILDING PERMITS SHALL BE ISSUED FOR THESE LOTS UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED: (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED REGISTERED PROFESSIONAL; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR; (4) THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS; (5) A REVISION TO THIS PLAT REMAINING THIS SITUATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL; AND (6) THE REVISED PLAT SHALL BE RECORDED IN THE CONVEYANCE RECORDS FOR EAST BATON ROUGE PARISH, AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION.

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 4.5 B, 6 OF THE UNITED DEVELOPMENT CODE, LATEST REVISION.

SEWER DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWERAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE DEVELOPMENT CODE ARE ADDRESSED."

NOTE: THE CITY OF CENTRAL AND PARISH OF BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

RICHARD D. SHAFFETT, SHAFETT, INC.
OWNER OF A PORTION OF LOTS F-2-B-2, A-2, A-3, B-2-B1 AND B-3-2A-1

W. PAUL SEGURA, CASTILLAN PARTNERS, LLC
OWNER OF A PORTION OF LOTS F-2-B-2 AND A-3

JOSEPH A. THOMAS, TRUSTEE OF THE NITA THOMAS FAMILY TRUST
OWNER OF A PORTION OF LOTS F-2-B-2 AND A-3

PATRICIA T. HARPER
AN INDIVIDUAL AND TRUSTEE OF THE NITA THOMAS FAMILY TRUST
OWNER OF A PORTION OF LOTS F-2-B-2 AND A-3

CITY-PARISH DPW

RAY LOUIS, CENTRAL PUBLIC WORKS DIRECTOR

WOODROW MUHAMMAD, ACP - PLANNING & ZONING DIRECTOR

DAVID BARROW, OR HIS DESIGNEE, EXECUTIVE ASSISTANT TO THE MAYOR

ENGINEER:
DUPONT DESIGN GROUP, PC
314 EAST BAYOU STREET
THIBODAUX, LA 70301

DEVELOPER:
WAL-MART REAL ESTATE BUSINESS TRUST
2001 EAST 10TH STREET
BENTONVILLE, AR 72716

CERTIFICATION:

This is to certify to Wal-Mart Real Estate Business Trust, Wal-Mart Stores, Inc., Wal-Mart Louisiana, LLC, First American Title Insurance Company of Louisiana that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Daniel J. Pocha, P.L.S.,
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

Reg. No. 6066

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone: (985) 449-0094 Fax: (985) 449-0085

EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRIVEN BY: JAT	CHECKED BY: JAT	APPROVED BY: JAT
FIELD BOOK: 297, PG 68-70	FIELD WORK COMPLETED ON: JUNE 15, 2014	ALS FILE: 2013/13-2015/13-2015.DWG

EDP-7-04 REV. 10/15/14

au
gginbotham
JUDGE

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: OCT. 23, 2014 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd.
Case Number: EOP-7-14

☐ REQUEST TO REZONE

FROM:

TO:

☒ OTHER REQUEST

Property Line Adjustment
For More Information Contact
City of Central 262-5000

10/01/2014 09:44